



July 22, 2016

Kimberly Shields, AICP  
Community Development Manager  
City of Grove City  
4035 Broadway  
Grove City, OH 43123

Subject: Fairfield Inn and Suites Development  
Application 201606270041  
FDP Submittal Disposition of Comments

Dear Ms. Shields,

Below please find our Disposition of Comments regarding the FDP Submittal referenced above in response to your correspondence dated July 15, 2016.

1. a) EF-5 will be changed to brick.  
b) EF-4 & EF-4a and EF-2 & EF-2b will be changed from stripes to blocks.  
c) See the attached revised building elevation for the EF-2b and EF-2 being changed to brick.  
d) HVAC units are incorporated into the windows per the franchise requirements.
2. Added the recording information for all the existing easements.
3. Easements are labeled as existing.
4. The access drive moved 2' north. Pine trees have been added for screening along the south property line with additional trees across each drive to the site.
5. See the attached drawing for the dumpster/storage building structure.
6. Added a stamped brick crosswalk across the access drive has been added with reference to the city's standard detail.
7. Revised the striping note to reference white only.
8. Added a safety barrier at the end of the access drive.
9. The same parking lot light used at Courtyard by Marriott will be utilized for this project as well.
10. Revised the parking setback along Buckeye Place to 30'.
11. Revised the title sheet to reference PUD-C.
12. Attached a revised signage sheet showing the square footage of each sign proposed. The project will not have any ground mounted signage.
13. Index of tree types have been added.
14. Added an island at the end of the parking stalls.
15. Landscaping added.

**West Central Ohio**

440 E. Hoewisher Rd.  
Sidney, OH 45365  
937.497.0200 Phone

**S. Ohio/N. Kentucky**

203 W. Loveland Ave.  
Loveland, OH 45140  
513.239.8554 Phone

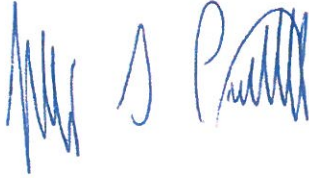
**Eastern Indiana**

607 N. Meridian St.  
Portland, IN 47371  
260.766.2500 Phone

16. Screening note added.
17. Note added to the tree planting typical.
18. Lawn note added to Landscaping plan.

Please review and call if you have any concerns. We look forward to meeting with you again next week at the Planning Board Meeting.

Thank you,

A handwritten signature in blue ink, appearing to read 'Jeff Puthoff', with a stylized, cursive script.

Jeff Puthoff, P.E.  
Project Manager

cc: Keith Schnipple, Schnipple Construction

## Project Description

The Fairfield Inn & Suites by Marriott is a contemporary 52,000 SF, 4 story, 92 guestrooms hotel. It public spaces will include a 3,000 SF lobby/breakfast area, indoor pool, fitness room, boardroom and outdoor lounge area. The guestrooms will be 20 King rooms, 14 King Suites, 56 Queen/Queen rooms, 2 Queen/Queen Suites. The rooms are 294 SF to 506 SF. The exterior of the building is a contemporary design of multiple colors of EIFS, brick and stone veneers. The Fairfield Inn & Suites by Marriott has over 775 hotels on 3 continents as a brand with a 70% occupancy rate.





## BUILDING SIGNAGE PACKAGE

SIGN #1 – FRONT ELEVATION OF BUILDING (NORTH)

SIGN MODEL: FIS CHANNEL 36

SQUARE FOOTAGE: 133 SF

SIGN #2 – SIDE ELEVATION OF BUILDING (EAST)

SIGN MODEL: FIS CHANNEL 30

SQUARE FOOTAGE: 92 SF

SIGN #3 – SIDE ELEVATION OF BUILDING (WEST)

SIGN MODEL: FIS CHANNEL 30

SQUARE FOOTAGE: 92 SF

SIGN #4 – PORTE COCHERE

SIGN MODEL: PORTE COCHERE

SQUARE FOOTAGE: 15 SF



### CHANNEL LETTER APPLICATIONS

Shown here are the brand color option channel letters on a light colored background. Letters will appear blue and red during the daytime and will illuminate white and red at night



**Daytime View** | Letters appear blue and red during the daylight



**Nighttime View** | Letters illuminate white and red at night



## CHANNEL LETTER SPECIFICATIONS

### "Fairfield Inn & Suites" Channel Letter

#### Specifications:

**Construction:** .050" aluminum channel letter with .063" aluminum backs

**Face Material:** 3/16" 2447 white acrylic

**Trim Cap:** 1" painted Matthews MP02110 blue, satin finish

**Illumination:** White LED's as required

**Exterior Finish:** Paint Matthews MP02110 blue, satin finish

**Interior Finish:** Paint reflective white

### "Fairfield Inn & Suites" Channel Letter Face

#### Specifications:

**Face Material:** 3/16" 2447 white acrylic

**Decoration:** 3M 3635-8549 blue dual-color film applied to 1st surface

### "Marriott" Channel Letter Specifications:

**Construction:** .050" aluminum channel letter with .063" aluminum backs

**Face Material:** 3/16" 2447 white acrylic

**Trim Cap:** 1" painted Matthews MP08937 red, satin finish

**Illumination:** Red LED's as required

**Exterior Finish:** Paint Matthews MP08937 red, satin finish

**Interior Finish:** Paint reflective white

### "Marriott" Channel Letter Face Specifications:

**Face Material:** 3/16" 2447 white acrylic

**Decoration:** 3M 3630-2382 red translucent film applied to 1st surface

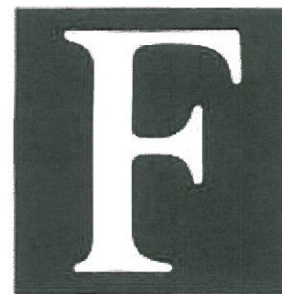


|                       | A   | B         | C        | D   | E           | F            |
|-----------------------|-----|-----------|----------|-----|-------------|--------------|
| <b>FIS Channel 24</b> | 24" | 16 15/16" | 9 15/16" | 20" | 5'-5 1/8"   | 10'-10 1/4"  |
| <b>FIS Channel 30</b> | 30" | 21 3/16"  | 12 7/16" | 25" | 6'-9 7/16"  | 13'-6 13/16" |
| <b>FIS Channel 36</b> | 36" | 25 7/16"  | 14 7/8"  | 30" | 8'-1 11/16" | 16'-3 3/8"   |
| <b>FIS Channel 48</b> | 48" | 33 15/16" | 19 7/8"  | 40" | 10'-10 1/4" | 21'-8 1/2"   |

\* Letter height determined by the height of the letter "F".



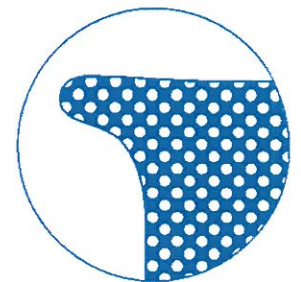
Daytime Appearance



Nighttime Appearance



Side Profile



Detail G

For Light Colored Building Backgrounds | "Fairfield Inn & Suites" letters to appear blue during the day and illuminate white at night.



### PORTE COCHERE LETTER APPLICATIONS



Daytime View



Nighttime View



## PORTE COCHERE LETTER SPECIFICATIONS

### "Fairfield Inn & Suites" Letter Specifications:

**Construction:** .063" non-illuminated aluminum channel letter

**Face Material:** .125" routed aluminum

**Illumination:** Exterior flood lighting

**Exterior Finish:** Paint Matthews MP02110 blue, satin finish

### "Marriott" Channel Letter Specifications:

**Construction:** .063" non-illuminated aluminum channel letter

**Face Material:** .125" routed aluminum

**Illumination:** Exterior flood lighting

**Exterior Finish:** Paint Matthews MP08937 red, satin finish

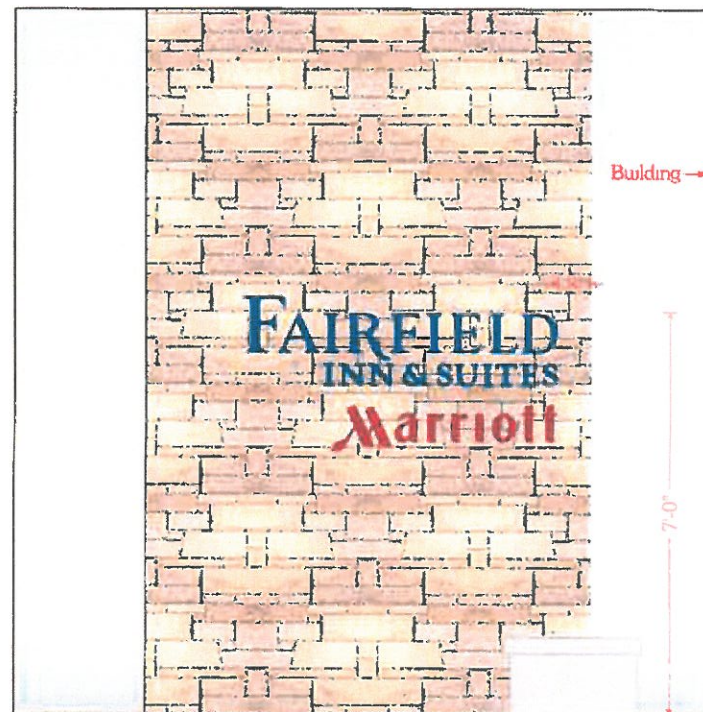
\* Mounting studs to be included to stand letters off of wall a minimum of 1/2"



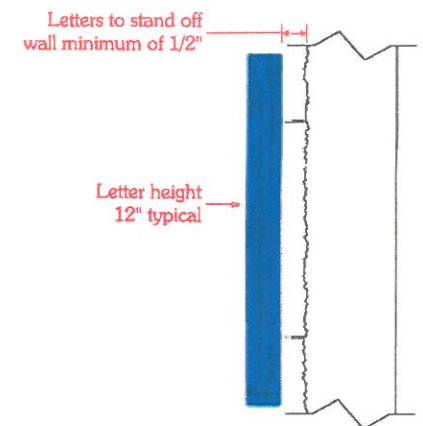
Letter Layout



Day and Night Appearance



Letter Positioning | Letters should be justified towards the building.



Side Profile



|                         |        |
|-------------------------|--------|
| Conveyance              | 750.00 |
| Maintenance             | 750.00 |
| Other                   |        |
| FRANKLIN COUNTY AUDITOR |        |

200908200122481  
 Pgs: 19 \$164.00 T20090046423  
 08/20/2009 4:26PM BXCNNOR LAND  
 Robert G. Montgomery  
 Franklin County Recorder

12307  
 TRANSFERRED

AUG 20 2009

AUDITOR  
 FRANKLIN COUNTY, OHIO  
 STATE OF OHIO

COUNTY OF FRANKLIN

Connor Land Title Box  
 2008032291

**LIMITED WARRANTY DEED**

**THIS INDENTURE** is made as of August 20, 2009, between **LUCAS STATE STREET STRINGTOWN LIMITED**, an Ohio limited liability company, c/o Casto, 191 W. Nationwide Blvd., Suite 200, Columbus, Ohio 43215 (herein called "Grantor"), and **ASCENT HOSPITALITY GC, INC.**, an Indiana corporation, 3564 Hintocks Circle, Carmel, Indiana 46032 (herein called "Grantee").

**WITNESSETH:** That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alienate, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit "A", attached hereto and made a part hereof.


**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**, reserving, however, in favor of Grantor, its successors and assigns, easements more particularly described on Exhibit "B" attached hereto and made a part hereof, for the benefit of those certain parcels described on Exhibit "D-1" attached hereto and made a part hereof.

This deed and the warranty of title contained herein are made expressly subject to the rights of tenants under unrecorded leases; the lien of all ad valorem real estate taxes and assessments not yet due and payable; local, state and federal laws, ordinances or governmental regulations, including but not limited to building and zoning laws, ordinances and regulations; all matters of record encumbering the property, including but not limited to those items set forth on Exhibit "C" attached hereto and made a part hereof; and the deed restrictions set forth on Exhibit "D" attached hereto and made a part hereof.

Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

**LUCAS STATE STREET STRINGTOWN LIMITED**  
an Ohio limited liability company

By:   
Frank S. Benson III  
Manager

State of Ohio  
County of Franklin

This document was acknowledged before me on August 20, 2009, by Frank S. Benson III, Manager of Lucas State Street Stringtown Limited, an Ohio limited liability company, on behalf of the limited liability company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on this day and year aforesaid.

  
Notary Public



KIM M. GUZZO  
Notary Public, State of Ohio  
My Commission Expires 09-15-2012

This instrument prepared by:

Louis Visco  
Casto  
191 W. Nationwide Blvd., Suite 200  
Columbus, Ohio 43215

After recordation return to:

Connor Land Title Agency, Ltd.  
180 E. Broad Street, Suite 805  
Columbus, OH 43215



## Exhibit "A"

### 2.214 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey No. 8231, being part of the remainder of the original 19.7363 acre tract conveyed to Lucas State Street Stringtown Limited by deeds of record in Official Record 33641A01, and Official Record 30574C05, and the remainder of the tract conveyed as Parcel 1 to Lucas State Street Stringtown Limited by deed of record in Instrument Number 200208290213625 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for Reference, at a permanent marker set at the centerline intersection of Parkway Centre Drive (60 feet wide) and Buckeye Place (60 feet wide) as dedicated in Plat Book 105, Page 69;

Thence with the centerline of said Buckeye Place, the following courses and distances:

North 77° 06' 40" West, a distance of 90.60 feet, to a permanent marker set at a point of curvature;

With said curve to the left, having a central angle of 11° 05' 37", a radius of 1000.00 feet, an arc length of 193.62 feet, and a chord that bears North 82° 39' 29" West, a chord distance of 193.32 feet, to a permanent marker set at a point of tangency;

North 88° 12' 17" West, a distance of 308.93 feet, to a permanent marker set;

Thence North 50° 46' 54" West, a distance of 60.00 feet, across said Buckeye Place, to an iron pin set in the right-of-way of said Buckeye Place at a southwesterly corner of the 3.0739 acre tract conveyed to Cole HH Grove City OH, LLC by deed of record in Instrument Number 200809250144530, the TRUE POINT OF BEGINNING;

With a curve to the left, having a central angle of 47° 44' 52", a radius of 60.00 feet, an arc length of 50.00 feet, and a chord that bears South 15° 20' 40" West, a chord distance of 48.57 feet, with said right-of-way line, to an iron pin set at a northwesterly corner of the original 27.983 acre tract conveyed to Parkway Crossing, LLC by deed of record in Instrument Number 200505100088760;

Thence South 54° 46' 47" West, a distance of 210.44 feet, with the westerly line of said original 27.983 acre tract, to an iron pin set;

Thence North 35° 12' 41" West, a distance of 352.54 feet, across said Parcel 1 and said Original 19.7363 acre tract to an iron pin set in the easterly limited access right-of-way line of Interstate-71 (FRA 62-7.29), and the easterly line of Parcel 8-LA, the easement appropriated by the State of Ohio in Case Number 204660 of Franklin County Court of Common Pleas and the remainder of the tract conveyed to Herman Willing by deed of record in Deed Book 523, Page 348;

Thence North 54° 54' 38" East, a distance of 381.90 feet with said easterly limited access right-of-way line, the easterly line of the remainder of said Willing tract and said Parcel 8-LA, to an iron pin set at a northwesterly corner of said 3.0739 acre tract;

Thence with the westerly line of said 3.0739 acre tract, the following courses and distances:

South 01° 47' 33" West, a distance of 270.93 feet, to an iron pin set;

South 50° 46' 59" East, a distance of 108.45 feet, to the TRUE POINT OF BEGINNING, containing 2.214 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Permanent markers set, where indicated, are one-inch diameter, thirty-inch long, solid iron pins, set to monument the points indicated and are set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

The bearings in the above description are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monument Frank 25 & Frank 125, having a bearing of South 87°46'00" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller  
Registered Surveyor No. 8250

Date

0-032-F

SPLIT

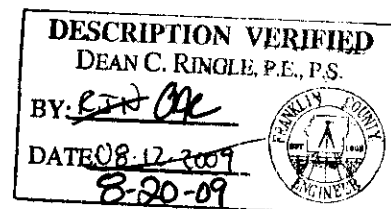
2.214 AC

OUT OF

(040)

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EJM/jmm/Oct08  
2\_214 ac 80513.doc



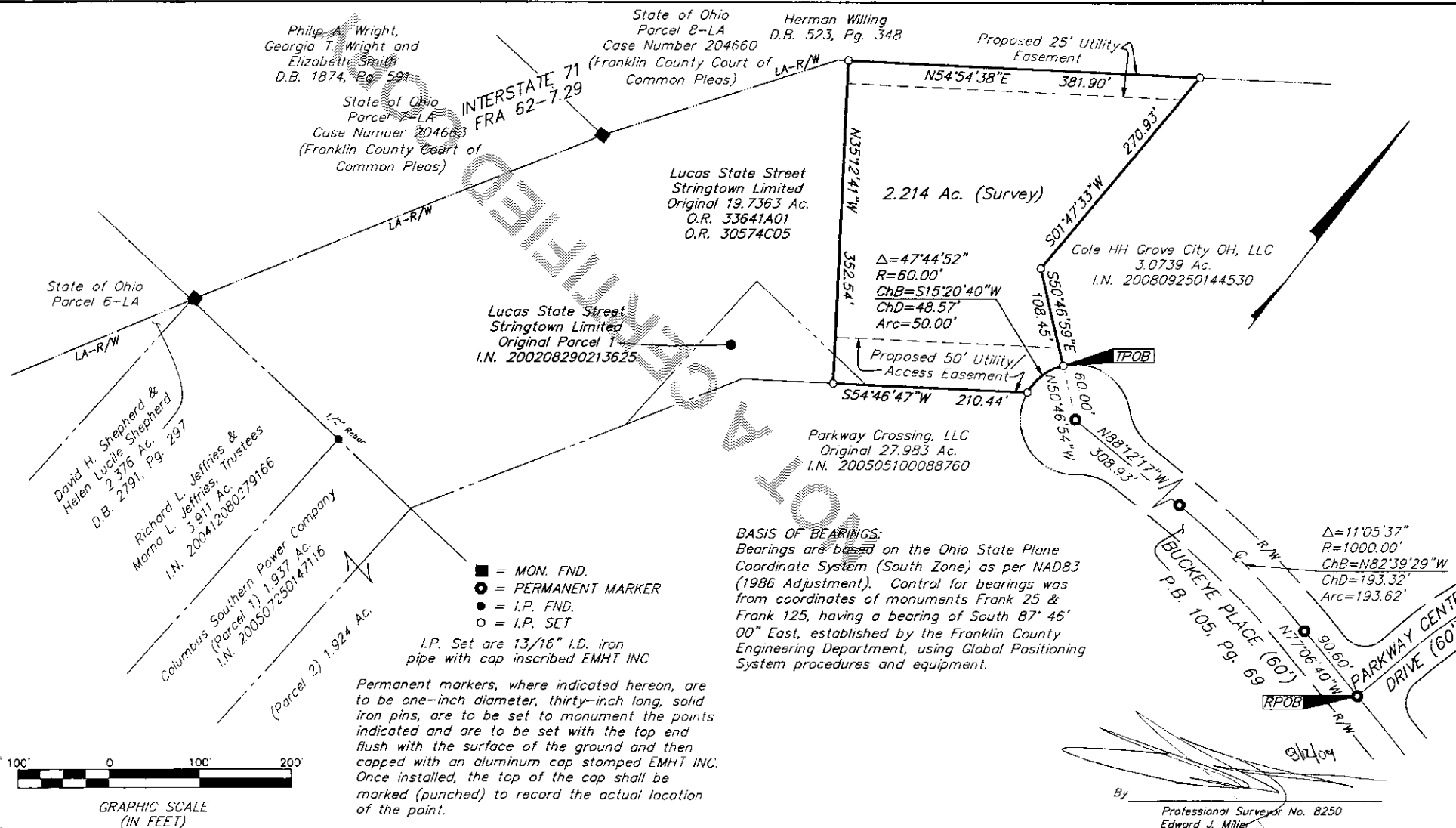
Approved by the City of Grove City Planning Commission;  
no plat required. This approval does not infer that the  
parcel in question is consistent with zoning and/or other  
governmental regulations. This approval void if not  
recorded by 8/14/10  
Date: 8/14/09  
Signed: [Signature]



Date: October 9, 2008

Scale: 1" = 100'

Job No: 2008-0513



Professional Surveyor No. 8250  
Edward J. Miller  
Casto / Buckeye Place ALIA-Lot Split / 2008-0513 / 80513BV

## **EXHIBIT "B"**

### **RESERVED UTILITY EASEMENT**

Grantor, its successors and assigns, reserves a perpetual nonexclusive right, privilege and easement for the limited purpose of constructing, installing, operating, inspecting, maintaining, repairing and/or replacing general utility facilities (the "Utilities") in, under and through (i) that area twenty-five (25) feet in width along the entire northern perimeter of the real property described in the foregoing Exhibit "A" (the "Reserved Utility Easement Area") and (ii) that area fifty (50) feet in width along the entire southern perimeter of the real property described in the foregoing Exhibit "A" (the "Reserved Access Easement Area"), the location such easement areas being generally depicted on Exhibit "B-1" attached hereto, together with the right to enter thereon to fully enjoy the right, privilege and easement reserved herein. Grantee, its successors and assigns, may landscape or pave the surface of the respective easement areas Area, but shall not construct any permanent structure(s) which would or might restrict Grantor's, its successors or assigns' access to or use of the Utilities.

### **RESERVED ACCESS EASEMENT**

For the benefit of that certain 4.397 acre parcel of land adjacent to the real property described in the foregoing Exhibit "A", which 4.397 acre parcel is described on Exhibit "D-1" attached hereto and is further generally depicted in Exhibit "D-1" attached hereto and made a part hereof (the "4.397 Acre Parcel"), Grantor, its successors and assigns, also reserve a perpetual, nonexclusive right, privilege and easement for the limited purpose of pedestrian and vehicular ingress to, and egress from, the 4.397 Acre Parcel over, across and through the Reserved Access Easement Area.



**EXHIBIT "B-1"**

**RENDERING OF RESERVED EASEMENT AREAS**

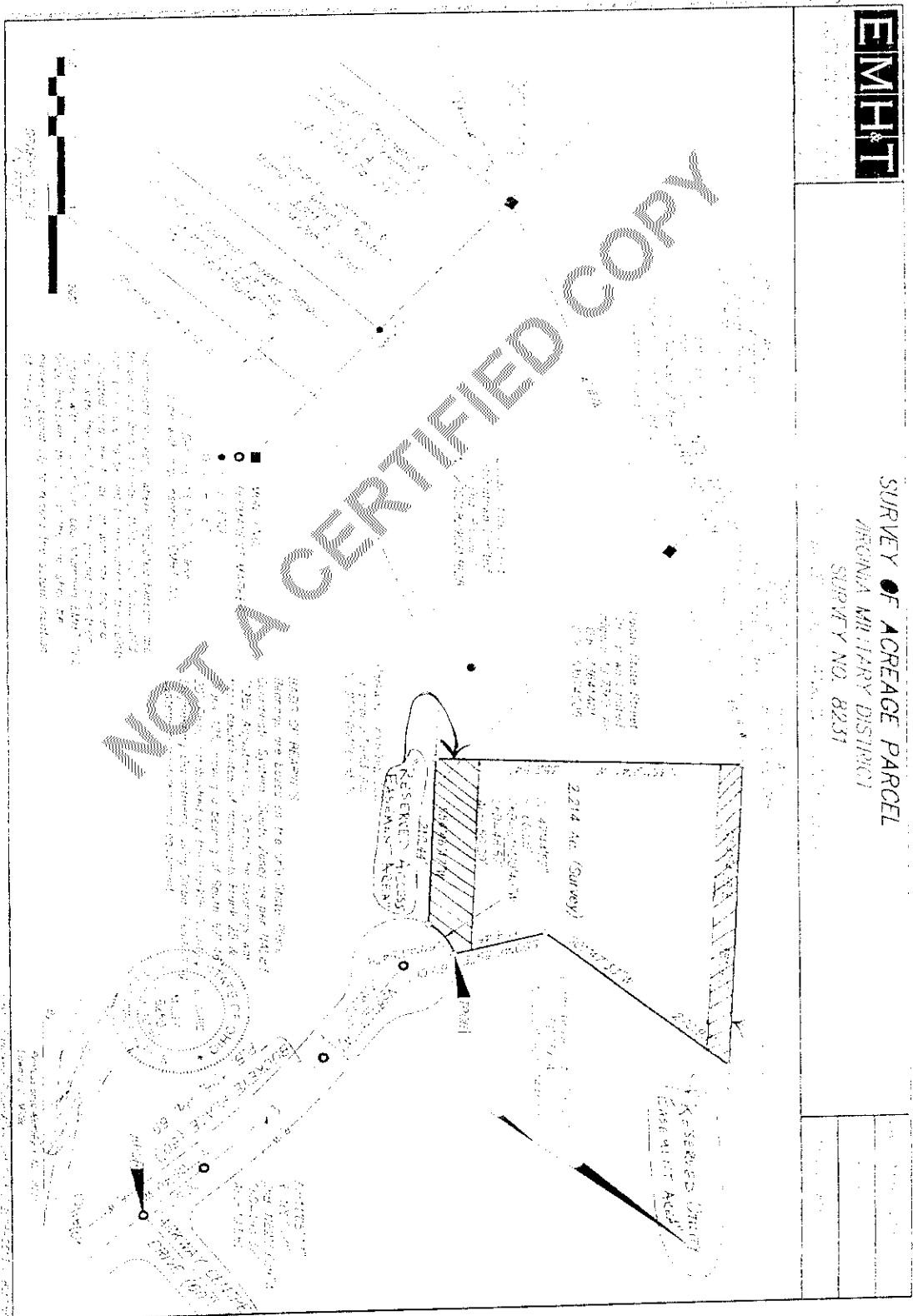
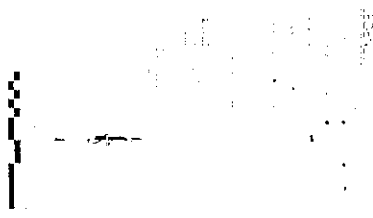
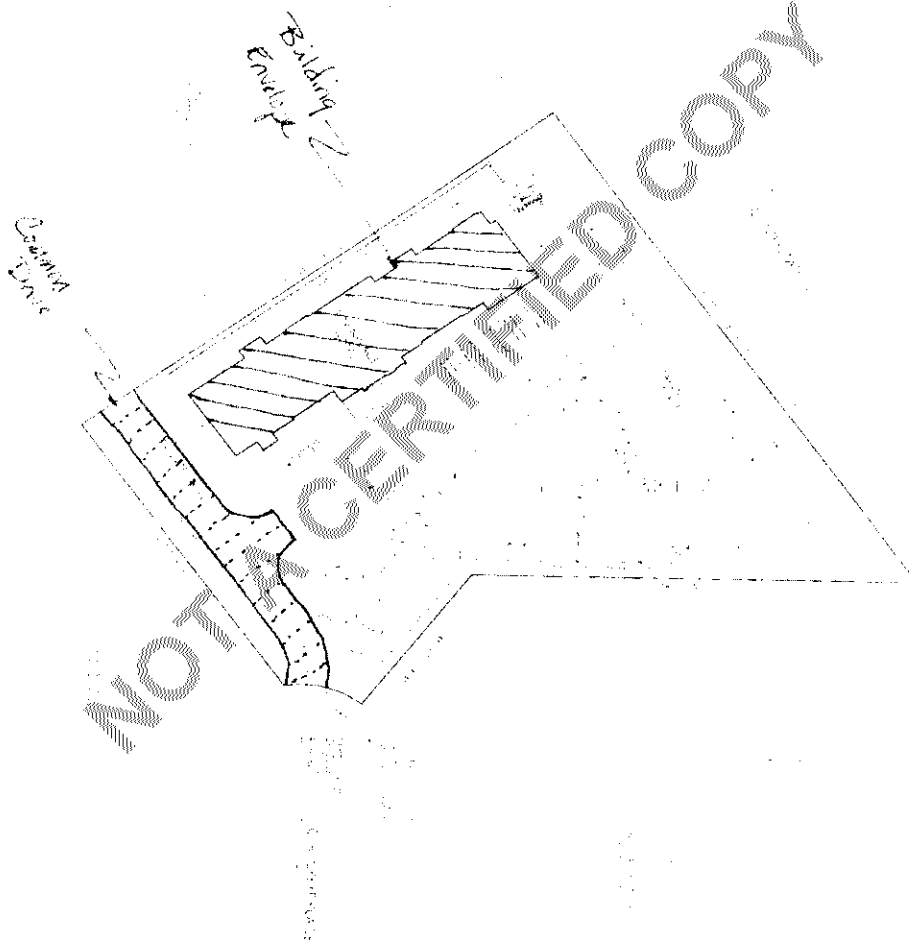


EXHIBIT "B-2"

RENDERING OF BUILDING ENVELOPE AND COMMON DRIVE



EMH-T

RENDERING OF BUILDING ENVELOPE AND COMMON DRIVE

DATE: 10/10/2013



**EXHIBIT "C"**

**PERMITTED ENCUMBERANCES**

1. Declaration of Covenants of record in Instrument Number 200411160261969, Recorder's Office, Franklin County, Ohio.
2. Declaration of Covenants of record in Instrument Number 200504050062425, Recorder's Office, Franklin County, Ohio.
3. Affidavit Building Line, Easements, Parking and Maneuvering Areas set forth on Buckeye Parkway, Buckeye Place, Lamplighter Drive and Parkway Centre Drive Dedication and Easements of record in Plat Book 105, page 69, Recorder's Office, Franklin County, Ohio.
4. Affidavit of Clerk of Council of The City of Grove City, Ohio, of record in Instrument Number 200501250014655, Recorder's Office, Franklin County, Ohio.
5. Affidavit of Surveyor of record in Instrument Number 200502020020020, Recorder's Office, Franklin County, Ohio.
6. Easement to the City of Grove City, Ohio of record in Official Record 5548, page H19, Recorder's Office, Franklin County, Ohio.
7. Easement to the City of Grove City, Ohio of record in Official Record 30550, page H03, Recorder's Office, Franklin County, Ohio.
8. Right of Way and Easement to Columbus Southern Power Company of record in Instrument Number 200608180163855, Recorder's Office, Franklin County, Ohio.
9. Right of Way and Easement to Columbus Southern Power Company of record in Instrument Number 200608180163856, Recorder's Office, Franklin County, Ohio.
10. Access Easement granted and Reserved Utility Easement and Reserved Driveway Easement of record in Instrument Number 200701160008979, Recorder's Office, Franklin County, Ohio.
11. Development and Restriction Agreement of record in Instrument Number 200110250246277; as amended in the First Amendment of record in Instrument Number 200311170367370; as further amended in the Second Amendment of record in Instrument Number 200411240269813; as further amended in the Third Amendment of record in Instrument Number 200511160241936, Recorder's Office, Franklin County, Ohio, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

## **EXHIBIT "D"**

### **BUILDING ENVELOPE DEED RESTRICTION**

The real property described in the foregoing Exhibit "A" (the "Grantee Property") shall be subject to the following restriction, which shall be a real covenant running with the land in perpetuity and shall be binding upon and enforceable against the Grantee Property and Grantee, its successors and assigns, and inure to the benefit of part of the real property described as the "Grantor Parcel" recorded at OR 33641A01 and 30574C05, Recorder's Office, Franklin County, Ohio, as more specifically set forth on Exhibit "D-1", attached hereto and made a part hereof (as said description may be modified from time to time as portions thereof are transferred by Grantor, which transferred portions shall automatically upon such transfer and without further actions no longer be benefited by such covenant) and be enforceable by Grantor, to wit:

Grantee's construction of buildings on the Grantee Property which would be located more than twenty-five (25) feet outside the north or east perimeters, or more than ten (10) feet outside the west or south perimeters of the building envelope ("Building Envelope") as shown on the site plan attached hereto as Exhibit "B-2" shall not be commenced without first receiving Grantor's written approval of such relocated building footprint area, which approval shall not be unreasonably withheld, conditioned or delayed. Notwithstanding anything to the contrary contained herein, any buildings constructed within the area described above shall not be subject to Grantor approval. Grantor's approval of Grantee's relocated building footprint area shall not constitute a warranty or representation by Grantor as to the technical sufficiency or adequacy or safety of the structures or any of their component parts or of any physical condition or feature pertaining to the property described herein.

### **COMMON DRIVE CONSTRUCTION AND MAINTENANCE DEED RESTRICTION**

The Grantee Property shall be subject to the following restriction, which shall be a real covenant running with the land in perpetuity and shall be binding upon and enforceable against the Grantee Property and Grantee, its successors and assigns, and inure to the benefit of part of the Grantor Parcel and be enforceable by Grantor, to wit

On or before completion of construction of any improvement within the Building Envelope, Grantee shall construct at Grantee's sole cost and expense a roadway within the Reserved Access Easement Area in the location and configuration identified as "Common Drive" on Exhibit "B-2" (the "Common Drive"), in accordance with plans and specifications approved in advance by Grantor and with all applicable governmental laws, rules, regulations and building and zoning codes.

Grantee, its successors and assigns shall not construct any permanent or temporary structure(s) which would or might restrict Grantor's, its successors or assigns' access to or use the Common Drive.

Grantee shall be responsible at Grantee's sole cost and expense for the maintenance, repair and replacement of the Common Drive, including, but not limited to paving, sealing and snow removal. If Grantee fails to perform the foregoing obligations, and if such failure continues for a period of thirty (30) days after written notice from Grantor (such notice to be delivered to the owner of record of the land), or if in the case of a default involving potential danger to the public, the failure to remove snow, or the potential of substantial deterioration of all or any part of the Common Drive, within twenty-four (24) hours after such notice, then Grantor may cure the default and submit a statement and substantiating documentation to Grantee for the actual, out-of-pocket cost of curing such default and Grantee shall reimburse Grantor for such expense within thirty (30) days after receipt thereof.

In the event the Common Drive is not constructed by Grantee without default, Grantor may construct same at Grantee's cost and submit a statement and substantiating documentation to Grantee of the actual, out-of-pocket cost of curing such default and Grantee shall reimburse Grantor for such expense within thirty (30) days after receipt thereof.

NOT A CERTIFIED COPY



**EXHIBIT "D-1"**

**Description of Grantor Parcels (1, 2 and 3)**

EXHIBIT "D-1"

4.397 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey No. 8231, being part of the remainder of the original 19.7363 acre tract conveyed to Lucas State Street Stringtown Limited by deeds of record in Official Record 33641A01, and Official Record 30574C05, and the remainder of the tract conveyed as Parcel 1 to Lucas State Street Stringtown Limited by deed of record in Instrument Number 200208290213625 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for Reference, at a permanent marker set at the centerline intersection of Parkway Centre Drive (60 feet wide) and Buckeye Place (60 feet wide) as dedicated in Plat Book 105, Page 69;

Thence with the centerline of said Buckeye Place, the following courses and distances:

North 77° 06' 40" West, a distance of 90.60 feet, to a permanent marker set at a point of curvature;

With said curve to the left, having a central angle of 11° 05' 37", a radius of 1000.00 feet, an arc length of 193.62 feet, and a chord that bears North 82° 39' 29" West, a chord distance of 193.32 feet, to a permanent marker set at a point of tangency;

North 88° 12' 17" West, a distance of 308.93 feet, to a permanent marker set;

Thence North 50° 46' 54" West, a distance of 60.00 feet, across said Buckeye Place, to an iron pin set in the right-of-way of said Buckeye Place, the TRUE POINT OF BEGINNING;

With a curve to the left, having a central angle of 47° 44' 52", a radius of 60.00 feet, an arc length of 50.00 feet, and a chord that bears South 15° 20' 40" West, a chord distance of 48.57 feet, with said right-of-way line, to an iron pin set at a common corner of the remainder of said original 19.7363 acre tract and the original 27.983 acre tract conveyed to Parkway Crossing, LLC by deed of record in Instrument Number 200505100088760;

Thence South 54° 46' 47" West, a distance of 310.36 feet, with the easterly lines of the remainder of said original 19.7363 acre tract and the remainder of said Parcel 1, and the westerly line of said original 27.983 acre tract, to an iron pin set at the common corner of said original 27.983 acre tract and the remainder of said Parcel 1;

Thence South 30° 47' 14" West, a distance of 388.05 feet, continuing with said easterly and westerly lines, to an iron pin set at the common corner of said original 19.7363 acre tract and said original 27.983 acre tract, in the northerly line of the 1.937 acre tract conveyed as Parcel 1 to Columbus Southern Power Company by deed of record in Instrument Number 200507250147116;

Thence North 84° 27' 11" West, a distance of 330.45 feet, with the southerly line of said original 19.7363 acre tract, and the northerly lines of said 1.937 acre tract, the 3.911 acre tract conveyed to Richard L. Jeffries, Trustee, and Maria L. Jeffries, Trustee by deed of record in Instrument Number 200412080279166, and the 2.376 acre tract conveyed to David H. Shepherd and Helen Lucile Shepherd by deed of record in Deed Book 2791, Page 297, (passing 1/2 inch rebar found at 109.46 feet and 329.51 feet) to a point in the easterly limited access right-of-way line of Interstate-71 (FRA 62-7.29), at the common corner of said original 19.7363 acre tract, the remainder of the tract conveyed to Philip A. Wright, Georgia T. Wright and Elizabeth Smith by deed of record in Deed Book 1874, Page 591 and Parcel 7-1A, the easement appropriated by the State of Ohio in Case Number 204663 of Franklin County Court of Common Pleas;

4.397 Acres

- 2 -

Thence with said easterly limited access right-of-way line, the line common to said original 19.7363 acre tract, the remainder of said Wright/Smith tract and said Parcel 7-LA, the following courses and distances:

North 29° 39' 33" East, a distance of 3.99 feet, to a right-of-way monument found;

North 30° 16' 19" East, a distance of 479.60 feet, to a right-of-way monument found at the common corner of said Original 19.7363 acre tract, the remainder of said Wright/Smith tract, said Parcel 7-LA, Parcel 8-LA, the easement appropriated by the State of Ohio in Case Number 204660 of Franklin County Court of Common Pleas and the remainder of the tract conveyed to Herman Willing by deed of record in Deed Book 523, Page 348;

Thence with said easterly limited access right-of-way line, the line common to said original 19.7363 acre tract, the remainder of said Willing tract and said Parcel 8-LA, the following courses and distances:

North 34° 28' 03" East, a distance of 270.59 feet, to an iron pin set;

North 54° 54' 38" East, a distance of 392.90 feet, to an iron pin set;

Thence across said original 19.7363 acre tract, the following courses and distances:

South 01° 47' 33" West, a distance of 270.93 feet, to an iron pin set;

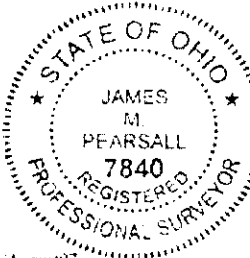
South 50° 46' 59" East, a distance of 108.45 feet, to the TRUE POINT OF BEGINNING, containing 6.611 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Permanent markers set, where indicated, are one-inch diameter, thirty-inch long, solid iron pins, set to monument the points indicated and are set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

The bearings in the above description are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monument Frank 25 & Frank 125, having a bearing of South 87°46'00" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

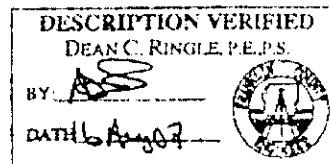
*James M. Pearsall*  
James M. Pearsall  
Registered Surveyor No. 7840

8/16/07

Date

0.32-F  
split  
6.611 Acres  
out of  
(040)  
5957

JMP/jmm August 07  
6.611 ac 70892.doc



4.397 Acres

- 3 -

Excepting:

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey No. 8231, being part of the remainder of the original 19.7363 acre tract conveyed to Lucas State Street Stringtown Limited by deeds of record in Official Record 33641A01, and Official Record 30574C05, and the remainder of the tract conveyed as Parcel 1 to Lucas State Street Stringtown Limited by deed of record in Instrument Number 200208290213625 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for Reference, at a permanent marker set at the centerline intersection of Parkway Centre Drive (60 feet wide) and Buckeye Place (60 feet wide) as dedicated in Plat Book 105, Page 69;

Thence with the centerline of said Buckeye Place, the following courses and distances:

North 77° 06' 40" West, a distance of 90.60 feet, to a permanent marker set at a point of curvature;

With said curve to the left, having a central angle of 11° 05' 37", a radius of 1000.00 feet, an arc length of 193.62 feet, and a chord that bears North 82° 39' 29" West, a chord distance of 193.32 feet, to a permanent marker set at a point of tangency;

North 88° 12' 17" West, a distance of 308.93 feet, to a permanent marker set;

Thence North 50° 46' 54" West, a distance of 60.00 feet, across said Buckeye Place, to an iron pin set in the right-of-way of said Buckeye Place at a southwesterly corner of the 3.0739 acre tract conveyed to Cole HH Grove City OH, LLC by deed of record in Instrument Number 200809250144530, the TRUE POINT OF BEGINNING;

With a curve to the left, having a central angle of 47° 44' 52", a radius of 60.00 feet, an arc length of 50.00 feet, and a chord that bears South 15° 20' 40" West, a chord distance of 48.57 feet, with said right-of-way line, to an iron pin set at a northwesterly corner of the original 27.983 acre tract conveyed to Parkway Crossing, LLC by deed of record in Instrument Number 200505100088760;

Thence South 54° 46' 47" West, a distance of 210.44 feet, with the westerly line of said original 27.983 acre tract, to an iron pin set;

Thence North 35° 12' 41" West, a distance of 352.54 feet, across said Parcel 1 and said Original 19.7363 acre tract to an iron pin set in the easterly limited access right-of-way line of Interstate-71 (IRA 62-7.29), and the easterly line of Parcel 8-LA, the easement appropriated by the State of Ohio in Case Number 204660 of Franklin County Court of Common Pleas and the remainder of the tract conveyed to Herman Willing by deed of record in Deed Book 523, Page 348;

Thence North 54° 54' 38" East, a distance of 381.90 feet with said easterly limited access right-of-way line, the easterly line of the remainder of said Willing tract and said Parcel 8-LA, to an iron pin set at a northwesterly corner of said 3.0739 acre tract;

Thence with the westerly line of said 3.0739 acre tract, the following courses and distances:

South 01° 47' 33" West, a distance of 270.93 feet, to an iron pin set;

South 50° 46' 59" East, a distance of 108.45 feet, to the TRUE POINT OF BEGINNING, containing 2.214 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.



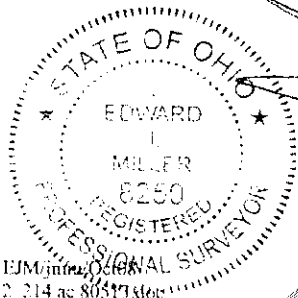
4.397 Acres  
- 4 -

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Permanent markers set, where indicated, are one-inch diameter, thirty-inch long, solid iron pins, set to monument the points indicated and are set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

The bearings in the above description are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monument Frank 25 & Frank 125, having a bearing of South 87°46'00" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



EJM/jmm/Oct 16  
2\_214 ac 805171 dcr

Edward J. Miller  
Registered Surveyor No. 8250

Date

10/16/02

## 1.302 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey No. 8231, being part of the remainder of the original 19.7363 acre tract conveyed to Lucas State Street Stringtown Limited by deeds of record in Official Record 33641A01, and Official Record 30574C05 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for Reference, at a permanent marker set at the centerline intersection of Parkway Centre Drive (60 feet wide) and Buckeye Place (60 feet wide) as dedicated in Plat Book 105, Page 69;

Thence North  $77^{\circ} 06' 40''$  West, a distance of 58.00 feet, with the centerline of said Buckeye Place, to a point;

Thence North  $12^{\circ} 53' 20''$  East, a distance of 30.00 feet across said Buckeye Place, to an iron pin set in the northerly right-of-way line of said Buckeye Place, the TRUE POINT OF BEGINNING;

Thence with said northerly right-of-way line, the following courses and distances:

North  $77^{\circ} 06' 40''$  West, a distance of 32.60 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a central angle of  $07^{\circ} 07' 07''$ , a radius of 1030.00 feet, an arc length of 127.97 feet, and a chord that bears North  $80^{\circ} 40' 13''$  West, a chord distance of 127.89 feet, to an iron pin set;

Thence North  $01^{\circ} 47' 33''$  East, a distance of 238.26 feet, across said original 19.7363 acre tract, to an iron pin set;

Thence South  $88^{\circ} 12' 27''$  East, a distance of 288.05 feet, partially across said original 19.7363 acre tract and partially with the line common to the remainder of said original 19.7363 acre tract and the 1.720 acre tract conveyed to Real Living-Grove City Investment, LLC by deed of record in Instrument Number 200701160008979, to an iron pin set in the easterly right-of-way line of said Parkway Centre Drive;

Thence with said easterly right-of-way line, the following courses and distances:

With a curve to the left, having a central angle of  $24^{\circ} 43' 01''$ , a radius of 530.00 feet, an arc length of 228.64 feet, a chord that bears South  $25^{\circ} 14' 51''$  West, a chord distance of 226.87 feet, to an iron pin set at a point of tangency;

South  $12^{\circ} 53' 20''$  West, a distance of 31.69 feet, to an iron pin set at a point of curvature;

With said curve to the right, having a central angle of  $90^{\circ} 00' 00''$ , a radius of 28.00 feet, an arc length of 43.98 feet, a chord that bears South  $57^{\circ} 53' 20''$  West, a chord distance of 39.60 feet, to the TRUE POINT OF BEGINNING and containing 1.302 acres, more or less;

1.302 Acres

- 2 -

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMBT INC.

Permanent markers set, where indicated, are one-inch diameter, thirty-inch long, solid iron pins, set to monument the points indicated and are set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMBT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

The bearings in the above description are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monument Frank 25 & Frank 125, having a bearing of South 87° 46' 00" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



EVANS, MECHWART, HAMBLETON &amp; TILTON, INC.

*James M. Pearsall*  
James M. Pearsall  
Registered Surveyor No. 7840

8/16/07

Date

JMP/jmr/August07  
1.302 ac 70892.doc

O-32 -F  
Split  
1.302 Acres  
out of  
60407  
5957

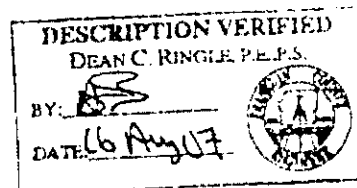




EXHIBIT "D-1"

Situated in the City of Grove City, County of Franklin, State of Ohio and being part of the Virginia Military District Survey No. 8231, also being part of parcels of land conveyed to Lucas State Street Stringtown, LTD, as recorded in book numbers 30574 C05 & 33641 A01 of the Franklin County Deed Records, and being more fully bounded and described as follows;

Beginning at the intersection of the centerline of Parkway Center Drive (60.00 feet wide) as recorded in Plat Book 105 Page 69 of the Franklin County Map Records and the centerline of Buckeye Place (60.00 feet wide), thence South  $77^{\circ}06'40''$  East along the said centerline of Buckeye Place, a distance of 58.00 feet to a point thereon, thence North  $12^{\circ}53'20''$  East perpendicular to the said centerline of Buckeye Place, a distance of 30.00 feet to a 5/8 inch steel pin set on the Northerly line of Said Buckeye Place, and being the Principal Place of Beginning of the parcel of land herein described;

Course No. 1: thence Northwesterly along the arc of a curve deflecting to the right, a distance of 43.98 feet to a 5/8 inch steel pin set at a point of tangency on the said Easterly line of Parkway Centre Drive, said curve having a radius of 28.00 feet, a delta of  $90^{\circ}00'00''$  and a chord distance of 39.60 feet bearing North  $32^{\circ}06'40''$  West;

Course No.2: thence North  $12^{\circ}53'20''$  East along the Easterly line of said Parkway Centre Drive, a distance of 31.69 feet to a 5/8 inch steel pin set at a point of curvature;

Course No.3: thence Northeasterly continuing along the said Easterly line of Parkway Centre Drive, and along the arc of a curve deflecting to the right, a distance of 232.62 feet to a 5/8 inch steel pin set at a point of reverse curvature, said curve having a radius of 470.00 feet, a delta of  $28^{\circ}21'27''$  and a chord distance of 230.25 feet bearing North  $27^{\circ}04'04''$  East;

Course No.4: thence Northeasterly continuing along the said Easterly line of Parkway Centre Drive, and along the arc of a curve deflecting to the left, a distance of 159.20 feet to a 5/8 inch steel pin set on the Westerly line of land owned at the time of survey by Stringtown South LLC, as recorded in instrument number 200503110044955 of the Franklin County Deed Records, said curve having a radius of 530.00 feet, a delta of  $17^{\circ}12'36''$  and a chord distance of 158.60 feet bearing North  $32^{\circ}38'30''$  East;

Course No. 5: thence South  $12^{\circ}53'20''$  West along the said Westerly line of Stringtown South, LLC land, a distance of 432.19 feet to a 5/8 inch steel pin set on the said Northerly line of Buckeye Place;

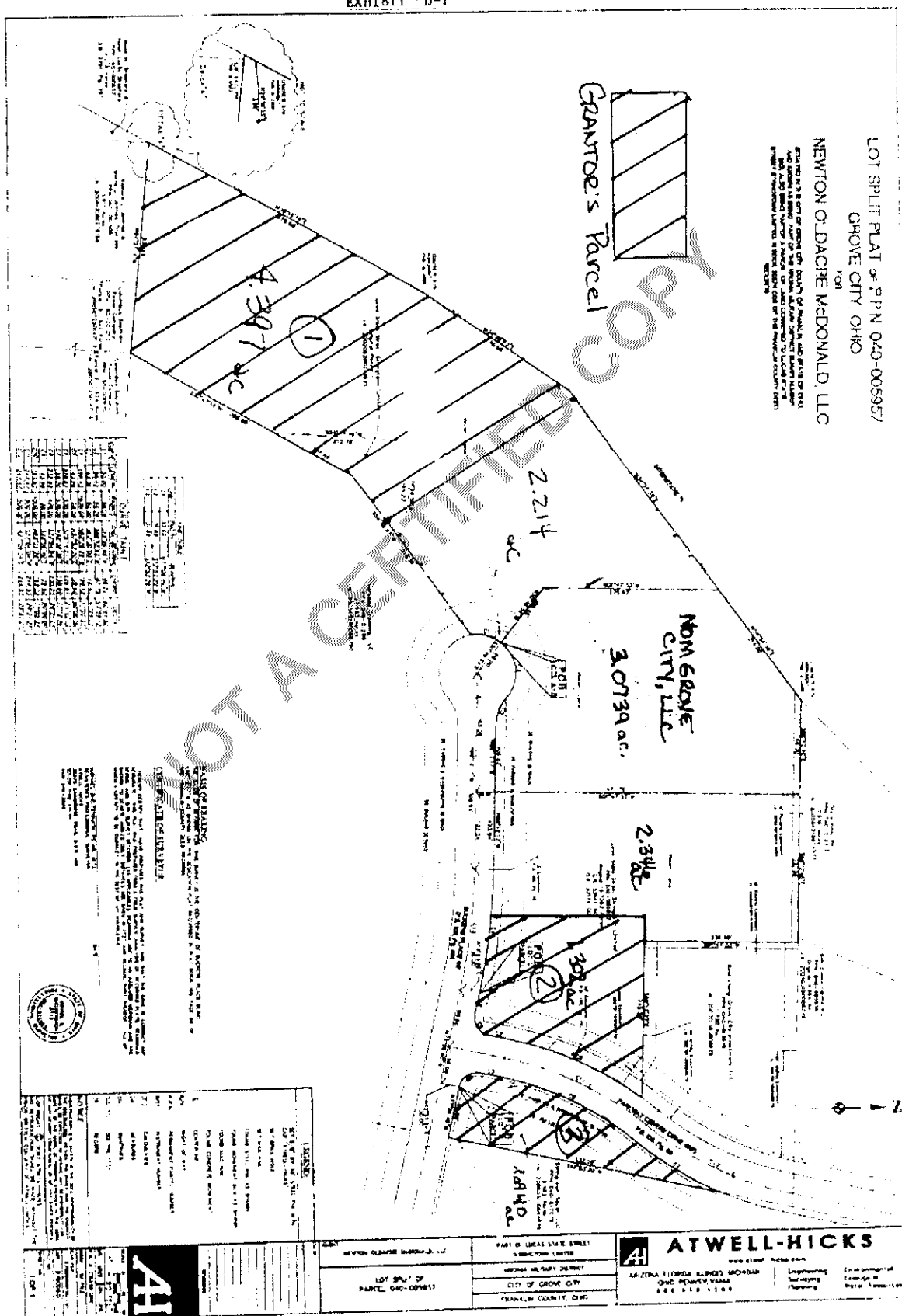
Course No. 6: thence North  $77^{\circ}06'40''$  West along the said Northerly line of Buckeye Place, a distance of 82.00 feet to the place of beginning and containing 0.6940 acres, 30,232 square feet of land according to a survey by Michael Shelestovich PS Number 8173 of Atwell-Hicks, Inc. dated July 2007, being the same more or less, and being subject to all legal highways and easements.

The basis of bearing for this survey is the centerline of Buckeye Place being  $N88^{\circ}12'17''W$  as shown on the dedication plat recorded in plat book 105 page 69 of the Franklin County Deed Records. All pins set are 5/8 inch by 30 inch steel pins with plastic yellow cap stamped Atwell-Hicks

Atwell-Hicks

Michael Shelestovich  
Registered Surveyor No. 8173







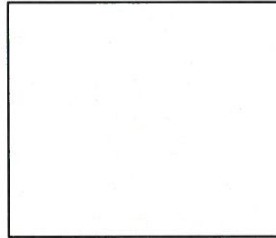
ST-1

Type: Cultured Stone  
Manufacturer: Eldorado Stone  
Type: Cliffstone  
Color: Cambria



EF-1

Type: EIFS  
Manufacturer: TBD  
Color: to match White  
by Benjamin Moore



EF-2

Type: EIFS  
Manufacturer: TBD  
Color: to match Deep Space  
by Benjamin Moore



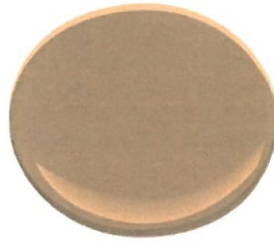
EF-4

Type: EIFS  
Manufacturer: TBD  
Color: to match Powell Buff  
by Benjamin Moore



B-1

Type:Brick  
Manufacturer: TBD  
Color: to match New Chestnut  
by Benjamin Moore



B-2

Type:Brick  
Manufacturer: TBD  
Color: to match Deep Space  
by Benjamin Moore

